



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – MULTI-FAMILY / MIXED USE

October 22, 2020

Decision Date

535 West Harvard Street

Address

Administrative Design Review (ADR)

Review Type

5695-011-020

APN

PDR2010250

Case Number

Ani Mnatsakanian

Applicant

Minjee Hahm

Case Planner

Gevorg Mutafyan

Owner

Project Summary

The applicant is proposing to demolish an existing, detached, two-car garage and construct a new two-story, 1,848.7 SF, detached unit with two, attached, two-car garages (420 SF and 516.8 SF respectively) at the rear of an existing, single-family residence (built in 1921) on a 6,250 SF lot, located in the R-3050 (Moderate Density Residential) Zone.

Environmental Review

The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to Section 15303 of the State CEQA Guidelines because the project involves the development of second dwelling unit in a residential zone.

Existing Property/Background

The project site is a 6,250 SF, rectangular lot on the northern side of West Harvard Street. The site is currently developed with an approximately 1,650 SF, one-story, single-family residence (constructed in 1921) with an approximately 504 SF, detached, two-car garage. The surrounding neighborhood features a mix of multi-family and single-family developments in a variety of architectural styles, with building heights ranging from one- to two-stories.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: R3050 - Moderate Density Residential

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals

None.

Site Slope and Grading

Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.

DESIGN ANALYSIS

Site Planning

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Setbacks of buildings on site
- ☐ Prevailing setbacks on the street

Yards and Usable Open Space

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Outdoor space integrated into site design and acknowledges adjacent development
- ☐ Common space easily accessible from all units
- ☐ Appropriate separation/screening from residential units
- ☐ Discrete seating and amenity areas allow for multiple users

Garage Location and Driveway

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Garage fully integrated into overall structure
- ☒ Driveway and curb-cut widths minimized
- ☐ Grade-level garages and parking, if allowed, are appropriately screened from the street
- ☒ Decorative paving complements building design
- ☐ Stairs and lifts to subterranean garages incorporated into the design of the project

The existing driveway will be expanded at the rear to accommodate ingress and egress from the new garages. There is no indication of the material to be used for the widened driveway at the rear, however, a condition is added that decorative pavers be used, preferably permeable, from the back edge of the existing street facing

structure and beyond. Also the entry driveway shall be narrowed to align and match the 9'-6" width of the driveway as shown at the side of the house.

Landscape Design

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Complementary to building design
- ☐ Maintain existing trees when possible
- ☐ Provide landscaping adjacent to driveways and garages
- ☐ 20% of planting at above-grade common spaces is within 9 inches of finish floor
- ☐ Above-grade tree wells are at least 6 inches higher than box size of tree

Walls and Fences

☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Appropriate style/color/material for building design
- ☐ Perimeter walls treated at both sides
- ☐ Retaining walls minimized
- ☐ Appropriately sized and located

Equipment, Trash, and Drainage

☐ **yes** ☐ **n/a** ☒ **no**

If "no" select from below and explain:

- ☐ Equipment screened and well located
- ☒ Trash storage out of public view
- ☐ All screening integrated with overall building and/or landscape design
- ☐ Downspouts appropriately located
- ☐ Vents, utility connections integrated with design, avoid primary facades

The proposed HVAC equipment is located out of public view behind the new dwelling unit. The proposed trash storage area is located, between the garage and the eastern property line, a condition of approval has been included requiring that the applicant relocate the trash storage area to be located outside of the required interior setback area and out of public view from the street.

Lighting

☐ **yes** ☐ **n/a** ☒ **no**

If "no" select from below and explain:

- ☐ Light fixtures are appropriate to the building and/or landscape design
- ☐ Avoid over-lit facades; consider ambient light conditions when developing lighting scheme
- ☐ Utilize shielded fixtures to avoid light spillover onto adjacent properties

No exterior lighting has been indicated. The applicant shall receive staff approval for all exterior lighting by revising the elevation drawings to show the location of all fixtures and providing cut sheets of the proposed fixtures for the new dwelling unit.

Determination of Compatibility: Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The siting and building footprint for the second dwelling unit is designed to address the minimum and average interior setback requirements per the Zoning Code, and does not affect the prevailing street front setbacks on West Harvard Street.
- The existing residence at the front of the property will remain unchanged, while the existing detached, two-car garage will be demolished to make way for the new dwelling unit with two, attached, two-car garages. The new two-story dwelling unit with the attached garages will be sited at the rear of the property and be accessed from the existing driveway. The existing driveway will be expanded at the rear to accommodate ingress and egress from the new garages. A condition is added requiring the applicant to use decorative pavers, preferably permeable, for the widened driveway area from the rear façade of the street facing structure and beyond. Also the entry driveway shall be narrowed to align and match the 9'-6" width of the driveway as shown at the side of the house.
- A new 478 square-foot common open space with landscaping and amenities are proposed between the two units, and will be easily accessible from both units. The project features approximately 2,173 square feet (35%) of landscaped area, where a minimum of 30% is required in the R-3050 zone.
- The proposed HVAC equipment is located out of public view behind the new dwelling unit. Because the proposed trash storage area is located between the garage and the eastern property line, a condition of approval has been included requiring that the applicant relocate the trash storage area to be located outside of the required interior setback area and out of public view from the street.
- No exterior lighting has been indicated. A condition of approval is added that exterior elevations be revised to indicate all exterior lighting locations; and cut sheets shall be provided for staff review and approval.

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Relates to predominant pattern through appropriate proportions and transitions
- ☐ Impact of larger building minimized

Building Relates to Existing Topography

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Form and profile follow topography
- ☐ Alteration of existing land form minimized

- ☐ Retaining walls terrace with slope

Consistent Architectural Concept

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Concept governs massing and height

Scale and Proportion

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Scale and proportion fit context
- ☐ Articulation avoids overbearing forms
- ☐ Appropriate solid/void relationships
- ☐ Entry and major features well located
- ☐ Avoids sense of monumentality

Roof Forms

☒ **yes** ☐ **n/a** ☐ **no**

If “no” select from below and explain:

- ☐ Roof reinforces design concept
- ☐ Configuration appropriate to context

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The property is located in a multi-family zone where the neighborhood is predominantly comprised of one-story single-family homes and several two-story multi-family developments that are designed in a variety of architectural styles. The project’s massing will be reduced from the street, because the new, detached, two-story dwelling unit will be located at the rear of the existing single-family residence.
- The new dwelling unit’s height is approximately 23 feet, which is less than the 26 feet maximum permitted in the R-3050 zone.
- The proposed floor area ratio for both units combined is 61.6%, when a maximum of 65% is allowed by Code.
- The second level of the new dwelling unit will be recessed from the first level below, which provides modulation at the northeast, northwest and southwest façades, while the slight overhang visible from the front (southeast) elevation will provide a bit of undulation to the façade.
- The gable and shed roof forms, cladding materials, and the second-floor deck help break up the overall massing for the proposed second dwelling unit in a manner that is consistent with the architectural style of the existing residence on property.

Design and Detailing

Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Design is compatible with neighborhood context
- ☐ Design is stylistically consistent
- ☐ Employs consistent vocabulary of forms and materials while expressing architectural variety
- ☐ Cladding materials and features such as balconies, canopies, and trim elements enhance the architectural concept and are applied around the building

Entryway

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Well integrated into design
- ☐ Avoids sense of monumentality
- ☐ Design provides appropriate focal point
- ☐ Doors appropriate to design

Windows

☐ **yes** ☐ **n/a** ☒ **no**

If "no" select from below and explain:

- ☐ Appropriate to overall design
- ☐ Overall window pattern appropriate to style
- ☒ Window operation appropriate to style
- ☐ Recessed/flush window appropriate to style and/or location
- ☐ Openings are well detailed

The new unit will have white vinyl, block-framed windows with new trim and sills to match the style of the existing windows for of the front unit. Window openings on the second floor facing neighboring properties are minimized for privacy. Windows in public view from the front (southeast) elevation will be single-hung, while the windows out of public view and at the sides and rear will be sliding windows. However, a condition is added requiring that the sliding windows in all other elevations be revised to hung windows to match the window operations of the existing front unit.

Finish Materials and Color

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Textures and colors reinforce design
- ☐ High-quality materials, especially facing the street
- ☐ Materials appropriately enhance articulation and façade hierarchies

- ☐ Wrap corners and terminate appropriately
- ☐ Cladding is well detailed, especially at junctions between materials
- ☐ Foam trim, finished on site, is prohibited

Paving Materials

☐ **yes** ☐ **n/a** ☒ **no**

If "no" select from below and explain:

- ☒ Decorative material at entries/driveways
- ☒ Permeable paving when possible
- ☐ Material and color related to design

A condition is added that the widened driveway area use decorative pavers, preferably permeable, from the back edge of the existing street facing structure and beyond to.

Ancillary Structures

☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Design consistent with primary structure
- ☐ Design and materials of gates, fences, and/or walls complement primary structure

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The surrounding neighborhood features a mix of architectural styles. The simple design of the proposed two-story unit and two, attached, two-car garages are compatible with the style of the existing residence at the front, and are appropriate for the site and neighborhood.
- The new unit will have white vinyl, block-framed windows with new trim and sills to match the style of the existing windows for of the front unit. Window openings on the second floor facing neighboring properties are minimized for privacy. Windows in public view from the front (southeast) elevation will be single-hung, while the windows out of public view and at the sides and rear will be sliding windows. However, a condition is added requiring that the sliding windows in all other elevations be revised to hung windows to match the window operations of the existing front unit.
- The proposed 104 SF deck on the second floor will not pose any privacy issues, as the deck is fully integrated into the new unit and set back from the interior property lines.
- While the existing residence at the front is cladded with stucco, the new rear dwelling unit will be cladded with a combination of stucco and horizontal wood siding with a six-inch exposure height (12-inch exposure height at the side-facing gable) to provide visual interest. In addition, the proposed second-floor deck, tucked at the rear of the new dwelling, will feature metal railings that will be painted brown. A

condition is added requiring that the applicant revise the renderings to accurately depict the proposed exterior materials for the new unit.

- A condition is added that decorative pavers, preferably permeable, be used from the rear facade of the existing structure and beyond to improve the character of the area.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **approval** of the project with **conditions**, as follow:

Conditions:

1. Reduce the width of the existing entry driveway as shown on site plan to be in line with the 9' 6" width shown at the side of the house.
2. Provide decorative pavers in the area of new development, preferably permeable, from the back edge of the existing house and beyond.
3. Relocate the trash storage area to be outside of the required interior setback area and out of view from the street.
4. Sliding windows on all elevations should be revised to be hung windows to match the existing window operations of the front unit.
5. Revise renderings to accurately depict the proposed exterior materials for the new unit.

Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey